

MAP OF SURVEY

LOCATED IN THE NORTHEAST AND SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 37 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, CITY OF JACKSONVILLE, JACKSON COUNTY, OREGON

AUGUST 15, 1998

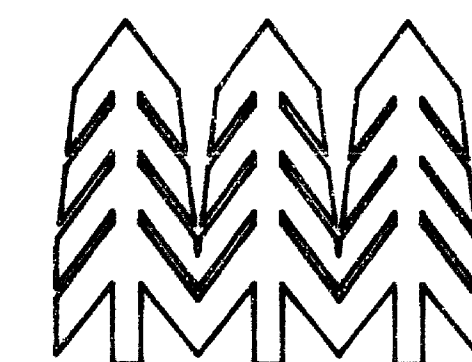
NARRATIVE

Existing monuments set by Filed Surveys 2868 and 4405 were incorporated in a control traverse using a Wild T-1000 Total Station. Property line agreement boundaries along the south and east lines controlled that portion of the survey. The found monument along the east agreement line (FS 2868) coupled with the deed record distance (321.00') and record direction (East) from the accepted Center 1/4 corner were used to develop the west and north boundaries. The west line fit well with deed record, however as noted the north line had substantial discrepancy in distance, as well as an encroachment. The parcel was monumented as shown.

SURVEY FOR

Bob and Lisa Schroeter
P. O. Box 1383
Jacksonville, Oregon 97530

SURVEY BY:



TIMBERLINE
KKB
LAND SURVEYING

KERRY K. BRADSHAW L.S. 2271
P.O. BOX 3064
CENTRAL POINT OREGON 97502
(541)664-7510 CELL 944-6692

LEGEND

- ✱ Found 5/8" iron pin per Filed Survey No. 2868 or as noted
- Set 5/8" X 24" rebar with yellow plastic cap stamped "BRADSHAW LS 2271"
- FS = Filed Survey with the Jackson County Surveyor's Office
- DR = Deed Record
- () = Record per Volume 599, Page 174 or Volume 593, page 454 ORJCO
- ORJCO = Official Records of Jackson County, Oregon
- Fence line

BASIS OF BEARING, EAST LINE OF FILED SURVEY NO. 2868, SHOWN AS N00°14'40"W

SCALE 1"=30'

found stone with "X" accepted center 1/4 corner, see FS 1776

DEED RECORD EAST, 321.00'

(S89°10'55"E 236.41')
(S89°05'20" 236.43')

84.86'
10.46'
S85°25'12"E 157.87'
(S85°30'50"E 157.70')

176.88'
S82°22'32"E 262.29'
(S82°23'00"E 262.065')

85.42'
found 5/8" iron pin, 0.22' south of line

** RECEIVED **
Date 9-8-98 By *GF*
This survey consists of:
1 sheet(s) Map
0 page(s) Narrative
JACKSON COUNTY SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
Kerry K. Bradshaw
OREGON JULY 9, 1987
KERRY K. BRADSHAW 2271
DP. 8-31-98

Lot 3

Lot 2

Lot 1

COACHMAN HILLS SUBDIVISION

EAST 331.80'
(DR EAST 321.00')

ORJCO 77-04386

32.92'

92.39'

NORTH 182.39'
(DR NORTH 172.00')

100.00'

North 0.11' of line

agreement line per volume 599, pGE 174, ORJCO

199.85' (200.00')

222.96' (223.02')

92.11'

N00°14'40"W 422.81'
(N00°14'40"W 423.02')
BASIS OF BEARING

found 5/8" rebar bears west 0.17' Stage Coach Hills Subdivision

agreement line per volume 593, page 454 ORJCO